

SUBMITTED BY: Clayton Sims



PROJECT:

MaxLiving HQ  
6404 Old Winter Garden Rd.  
Orlando, FL 32835



ATTN: NELSON IRENE

APPX SQUARE FOOTAGE: 6000  
COST PROPOSAL 5/16/2024

SUMMARY

DIVISION 1 - GENERAL REQUIREMENTS :

01300 - Administrative Requirements

|  |          |              |                        |
|--|----------|--------------|------------------------|
| Project Manager                            | 1 LOT    | \$11,250.00  |                        |
| Superintendent                             | 1 LOT    | \$30,000.00  |                        |
| Project administrator & Accounting         | 1 LOT    | Not Included |                        |
| General Liability & Worker's Comp.         | 1 LOT    | \$2,670.00   |                        |
| Performance Bond                           | 1 LOT    | Not Included |                        |
| Cell Phones / Laptops / Broadband, vehicle | 3 MONTHS | \$900.00     |                        |
|  |          | <b>TOTAL</b> | <b>\$44,820 \$7.47</b> |

01500 - Temporary Facilities & Controls

|                                   |          |              |                        |
|-----------------------------------|----------|--------------|------------------------|
| Flooring Protection               | 1 LOT    | \$845        |                        |
| Temporary Labor                   | 1 LOT    | \$2,500      |                        |
| Equipment Rental                  | 1 LOT    | \$3,640      |                        |
| Portable Toilets                  | 1 LOT    | \$4,025      |                        |
| Dumpster Pulls                    | 13 PULLS | \$5,681      |                        |
| Rough Clean                       | 1 LOT    | \$2,760      |                        |
| Final Clean                       | 1 LOT    | \$2,185      |                        |
| Flooring Protection for Stairwell | 1 LOT    | \$690        |                        |
|                                   |          | <b>TOTAL</b> | <b>\$21,636 \$3.61</b> |

01500 - Temporary Facilities & Controls

|                                    |       |              |                       |
|------------------------------------|-------|--------------|-----------------------|
| Permit: Allowance (No Impact Fees) | 1 LOT | \$8,500      |                       |
|                                    |       | <b>TOTAL</b> | <b>\$8,500 \$1.42</b> |

DIVISION 2 - SITE CONSTRUCTION :

02000 - Demolition

|   |       |              |                        |
|---|-------|--------------|------------------------|
| Demo walls per Sheet XA-101 Mark 01   | 1 LOT | \$25,530     |                        |
| Remove existing doors per Sheet XA-101 Mark 02                                  | 1 LOT | Included     |                        |
| Remove existing plumbing fixtures per Sheet XA-101 Mark 03                      | 1 LOT | Included     |                        |
| Demo interior wall to expose existing exterior windows per Sheet XA-101 Mark 04 | 1 LOT | Included     |                        |
| Remove all existing floor and wall finishes per Sheet XA-101 Mark 05            | 1 LOT | Included     |                        |
| Remove exterior roll-up door per Sheet XA-101 Mark 06                           | 1 LOT | Included     |                        |
|   |       | <b>TOTAL</b> | <b>\$25,530 \$4.26</b> |

DIVISION 3 - CONCRETE :

03000 - Concrete

|                      |       |              |                   |
|----------------------|-------|--------------|-------------------|
| Slab Demolition      | 1 LOT | Included     |                   |
| Backfill & Pour Back | 1 LOT | Included     |                   |
| Termite Treatment    | 1 LOT | Included     |                   |
|                      |       | <b>TOTAL</b> | <b>\$0 \$0.00</b> |

DIVISION 6 - WOOD & PLASTICS

06100 - Rough Carpentry

|  |       |              |                       |
|--|-------|--------------|-----------------------|
| Supply and install all 2"x12"x14" Mounting Board for Traction Arm Bracing  | 1 LOT | \$460        |                       |
| Supply and install 3/4" Plywood for X-Ray Bracing                          | 1 LOT | \$460        |                       |
| Supply and install 3/4" Plywood for Vibe Plate Bracing                     | 1 LOT | \$460        |                       |
| Supply and install all #10 Tek Screws and 3/8" Wood Lag Screws for Bracing | 1 LOT | \$288        |                       |
|  |       | <b>TOTAL</b> | <b>\$1,668 \$0.28</b> |

**06400 - Architectural Woodwork:****Product Display**

P-Lam Base, Countertop, Floating Shelves, Standard Hardware

1 LOT \$17,700

**CA Area**

Grommets, In-Wall Brackets 24", Laminate Countertop

1 LOT Included

**X-Ray**

Laminated Countertop PL-02

1 LOT Included

**Front Desk**

P-Lam Base, Countertop, Open Shelves, File Cabinet, Standard Hardware

1 LOT Included

|              |                 |               |
|--------------|-----------------|---------------|
| <b>TOTAL</b> | <b>\$17,700</b> | <b>\$2.95</b> |
|--------------|-----------------|---------------|

**DIVISION 7 - THERMAL & MOISTURE PROTECTION :****07000 - Roofing**

Allowance - Repair Penetrations

1 LOT \$3,000

|              |                |               |
|--------------|----------------|---------------|
| <b>TOTAL</b> | <b>\$3,000</b> | <b>\$0.50</b> |
|--------------|----------------|---------------|

**DIVISION 8 - DOORS & WINDOWS****08000 - Metal Door Frames & Wood Doors**

Relocate Door Frames

1 LOT \$1,840

Install door frames

1 LOT \$2,300

Install doors

1 LOT \$2,300

3/0 x 7/0 x 5 7/8 DWKD Frames

7 EACH \$1,465

3/0 x 7/0 x 5 7/8 DWKD Frames with Custom Locations (Relocated Doors)

10 EACH \$2,622

3/0 x 7/0 x 6" Welded HM Frame with Lead Lining

1 LOT \$1,059

Lead Lined Borrowed Lite 18 x 18 x 6

1 LOT \$725

Lead Glass for Borrowed Lite

1 LOT \$978

3/0 x 7/0 Flush Birch Door Prep Cyl. Lock &amp; Hinges

5 EACH \$1,541

3/0 x 7/0 Full Lite Door Prep Cyl. Lock &amp; Hinges with Wood Bead (Less Glass)

2 EACH \$1,350

3/0 x 7/0 Lead Lined Door with 1/16" Thick Lead

1 LOT \$3,002

4/0 x 7/0 Barn Door with 30" x 64" Lite Cutout and Flush Wood Bead

1 LOT \$745

Prefinish Doors

5 EACH \$805

Prefinish Full Lite Doors

3 EACH \$690

Exterior Roll-Up Doors

1 LOT \$7,030

|              |                 |               |
|--------------|-----------------|---------------|
| <b>TOTAL</b> | <b>\$28,452</b> | <b>\$4.74</b> |
|--------------|-----------------|---------------|

**08700 - Hardware**

Relocate Hardware

1 EACH \$1,265

Hardware Set @ Doors 114, 115

2 EACH \$837

Hardware Set @ Door 110A

1 LOT \$599

Hardware Set @ Doors 116A, 117A

2 EACH \$504

Hardware Set @ Doors 111A, 112A

1 LOT \$376

Hardware Set @ Door 117

1 LOT \$500

Hardware Set 207A

1 LOT \$1,461

Hardware Set @ Relocated Doors on 2nd Floor

10 EACH \$92

|              |                |               |
|--------------|----------------|---------------|
| <b>TOTAL</b> | <b>\$5,634</b> | <b>\$0.94</b> |
|--------------|----------------|---------------|

**08800 - Windows and Glass**

Supply and Install 3/8" Temp. Glass 108" x 82" at Conference Room 117

1 LOT \$7,600

Supply and Install 1/4" Temp. Glass 30"x60" Set in Barn Door

1 LOT Included

Supply and Install 12"x12" 5.7-7.0mm x 1.6mm Leaded Glass at Xray Room

1 LOT Included

|              |                |               |
|--------------|----------------|---------------|
| <b>TOTAL</b> | <b>\$7,600</b> | <b>\$1.27</b> |
|--------------|----------------|---------------|

**DIVISION 9 - FINISHES :****09200 - Plaster and Gypsum Board**

Supply all metal studs, drywall, drywall mud per construction drawings.

1 LOT \$57,944

Provide all labor to frame all walls, hang all drywall, finish all drywall per construction plans

1 LOT Included

Supply &amp; Install Lead Lined 5/8" Gyp Type X to 7" AFF

1 LOT \$3,935

Drywall finish shall be taped &amp; finished "level 4"

1 LOT Included

Insulation in all walls

1 LOT Included

|              |                 |                |
|--------------|-----------------|----------------|
| <b>TOTAL</b> | <b>\$61,879</b> | <b>\$10.31</b> |
|--------------|-----------------|----------------|

**09500 - Ceilings:**

Supply/Install new ACT ceiling with 2x2 lay-ins

|              |                 |               |
|--------------|-----------------|---------------|
| 1 LOT        | \$22,985        |               |
| <b>TOTAL</b> | <b>\$22,985</b> | <b>\$3.83</b> |

**09600 - Flooring:**

Supply & Install LVT-01 Patcraft LVT 20 MIL  
 Supply & Install New Rubber Base  
 Supply & Install New Transitions  
 Scarify Floor for New LVT  
 Floor Prep Allowance

|              |                 |               |
|--------------|-----------------|---------------|
| 5632 SQFT    | \$36,594        |               |
| 1440 LF      | \$3,743         |               |
| 24 LF        | \$97            |               |
| 1 LOT        | \$5,635         |               |
| 1 LOT        | \$2,185         |               |
| <b>TOTAL</b> | <b>\$48,254</b> | <b>\$8.04</b> |

**09900 - Paints & Coatings:**

Paint Walls - Primer & 2 Coats of Latex Satin  
 Paint hollow metal door frames  
 Repaint Stair Rails  
 Re-Paint Salvaged Doors  
 Paint Exterior Patches After Rolling Door Demo

|              |                 |               |
|--------------|-----------------|---------------|
| 1 LOT        | \$19,544        |               |
| 1 LOT        | Included        |               |
| 1 LOT        | \$920           |               |
| 1 LOT        | \$2,243         |               |
| 1 LOT        | \$1,725         |               |
| <b>TOTAL</b> | <b>\$24,432</b> | <b>\$4.07</b> |

**DIVISION 10 - SPECIALTIES :**

**10520 - Fire Protection Specialties**

Supply/Install fire extinguishers

|              |              |               |
|--------------|--------------|---------------|
| 3 EACH       | \$600        |               |
| <b>TOTAL</b> | <b>\$600</b> | <b>\$0.10</b> |
| <b>TOTAL</b> | <b>\$0</b>   | <b>\$0.00</b> |

**DIVISION 11 - EQUIPMENT :**

**11450 - Appliances**

NIC

**DIVISION 13 - SPECIAL CONSTRUCTION :**

**13850 - Detection and Alarm**

Fire Alarm Scope Pending Permit Review

NIC

**DIVISION 15 - MECHANICAL :**

**15300 - Fire Protection Piping**

Fire Sprinkler Scope

NIC

**15400 - Plumbing Fixtures & Equipment:**

Replace Fixtures on First Floor (EWC to Remain)  
 Supply & Install LAV H Wall Hung Sinks  
 Supply and Install Insta-Hots (1 Per 2 Lavs)  
 New Sanitary Waste & Vent to be SCH 40 PVC  
 New Domestic Water to be Type L Copper

|              |                 |               |
|--------------|-----------------|---------------|
| 1 LOT        | \$19,688        |               |
| 1 LOT        | Included        |               |
| 1 LOT        | Included        |               |
| 1 LOT        | Included        |               |
| 1 LOT        | Included        |               |
| <b>TOTAL</b> | <b>\$19,688</b> | <b>\$3.28</b> |

**15700 - HVAC Equipment:**

Safe Off Existing Equipment for Demo  
 Utilize (5) Existing Duct Mounted Smoke Detectors w/ Remote Stations & Thermostats  
 Install (5) New Split Systems per Plan (Owner Supplied)  
 Utilize Existing Refrigeration Piping for New Equipment Where Possible  
 Supply and Install (2) New Aprilaire Dehumidifiers per Plan  
 Supply and Install (5) New Ceiling Mounted Exhaust Fans  
 Supply and Install (76) New Air Distributors per Plan  
 New Supply & Return Ductwork to be Fiberglass Ductboard  
 New Exhaust Ductwork to be Galvanized Sheet Metal Un-Insulated  
 Test & Balance  
 Warranty, Taxes, and Permit Fees

|              |                  |                |
|--------------|------------------|----------------|
| 1 LOT        | \$110,000        |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| 1 LOT        | Included         |                |
| <b>TOTAL</b> | <b>\$110,000</b> | <b>\$18.33</b> |

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**DIVISION 16 - ELECTRICAL :**

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**16200 - Electrical Power:**

|  |              |                  |                |
|--|--------------|------------------|----------------|
| Complete Electrical Scope:   | 1 LOT        | \$148,372        |                |
| Supply and Install Duplex Receptacles per Plan   | 1 LOT        | Included         |                |
| Supply and Install GFCI Receptacles per Plan   | 1 LOT        | Included         |                |
| Supply and Install Low Volt Stubs  | 1 LOT        | Included         |                |
| Supply and Install Disconnect for Mechanical Equipment   | 1 LOT        | Included         |                |
| Supply and Install Flat Panel 2x4 Lights per Plan  | 1 LOT        | Included         |                |
| Supply and Install Exit Signs per Plan   | 1 LOT        | Included         |                |
| Supply and Install Wall Mounted Emergency Lights per Plan  | 1 LOT        | Included         |                |
| Supply and Install Recessed LED Light Fixtures per Plan  | 1 LOT        | Included         |                |
| Supply and Install Vanity Fixtures per Plan  | 1 LOT        | Included         |                |
| Lighting Controls Package (Wall Mounted Occ. Sensors, Ceiling Mounted Occ. Sensors, Power Packs) | 1 LOT        | Included         |                |
|  | <b>TOTAL</b> | <b>\$148,372</b> | <b>\$24.73</b> |

**15300 - Low-Voltage Distribution**

NIC

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**CONTEGENCY:**

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|                                     |              |                |               |
|-------------------------------------|--------------|----------------|---------------|
| Construction Contingency per Client | 1 LOT        | \$3,000        |               |
|                                     | <b>TOTAL</b> | <b>\$3,000</b> | <b>\$0.50</b> |

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**Total Estimated Cost of Work: ( Including General Requirements )**

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**TOTAL \$603,750 \$100.63****Construction Fee:**

|                   |              |                 |               |
|-------------------|--------------|-----------------|---------------|
| Overhead + Profit | 1 LOT        | \$39,244        |               |
|                   | <b>TOTAL</b> | <b>\$39,244</b> | <b>\$6.54</b> |

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**Total Cost of Scope of Work**

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**\$642,994 \$107.17**

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**CONDITIONS:**

- 1) This pricing is based on space plan dated 09-22-23 by Interstruct Design, LLC.
- 2) Pricing is for budgetary purposes and does not present a contractual agreement.
- 3) Tenant will be responsible for any costs associated with moving.
- 4) All current applicable construction codes unless otherwise noted in above pricing.
- 5) Pricing does not include costs for furniture, installation of furniture or moving furniture.
- 6) Impact fees are not included.
- 7) Pricing assumes construction during normal business hours (7:00-3:30) no accelerated schedules.
- 8) Pricing does not include re-keying or master keying new locks.
- 9) Tenant is responsible for interior and exterior signage.
- 10) Mold/Asbestos testing & remediation is not included.
- 11) Door and frames are not fire rated.
- 12) Lead times listed are approximations and are subject to change without notice.
- 13) Wood doors quoted to be rotary white birch pre-finished locally to a Masonite standard color option.
- 14) Preliminary budget pricing does not include cost for low voltage, but includes a contingency as requested.
- 15) This budget does not include the X-Ray machine -- to be provided by others
- 16) Pricing assumes concrete slab is in acceptable condition and moisture mitigation is excluded.
- 16) Pricing assumes second floor restrooms do not require ADA compliance.